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Head of Planning



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**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Proposal: Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 302 to 308 care residences, 8 to 12 care apartments and 26 to 30 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class D1 as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

Location: Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG.

Application Number: 19/01722/FUL

Epsom & Ewell Borough Council has considered your application and **REFUSES** permission for the proposed development for the following reason(s):

- 1 The proposed development by reason of its height, mass, scale and design would adversely impact and harm the character and appearance of the area (including the built environment and landscape setting), failing to comply with Policy CS5 of the Core Strategy (2007), Policies DM9, DM10 and DM11 of the Development Management Policies Document (2015) and paragraphs 122 and 127 of the NPPF (2019)
- 2 The siting of the development leaves insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south-western boundary with neighbouring residential property to mitigate the impact of the proposed development, presenting an over-developed and hard edge to the appearance to the development, which would cause harm to the character and appearance of the area. Causing harm to the character and appearance of the area fails to comply with Policy DM5 of the Development Management Policies Document (2015) and the NPPF (2019)

- 3 The proposed development by reason of its height, massing and design would adversely impact on the neighbouring amenities of the occupiers at 40 and 46 Woodcote Green Road, by means of overbearing, loss of privacy and loss of outlook, failing to comply with Policy DM10 of the Development Management Policies Document (2015)
- 4 In the absence of a completed legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure an affordable housing contribution, the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) of the Core Strategy (2007) and the NPPF (2019)

Informatives

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably

- 2 The following drawings were submitted with the application:

18120-MPI-XX-XX-DR-A-01_001 - SITE LOCATION PLAN & EXISTING SITE PLAN - dated 20.12.19

18120-MPI-XX-XX-DR-A-01_003 - PROPOSED SITE PLAN - dated 20.12.19

18120-MPI-XX-XX-DR-A-10_001 - DEMOLITION PLAN - dated 20.12.19

18120-MPI-XX-00-DR-A-20_001 - LEVEL 00 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-01-DR-A-20_002 - LEVEL 01 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-02-DR-A-20_003 - LEVEL 02 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-03-DR-A-20_004 - LEVEL 03 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-04-DR-A-20_005 - LEVEL 04 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-05-DR-A-20_006 - LEVEL 05-08 FLOOR PLAN - dated 20.12.19

18120-MPI-XX-06-DR-A-20_007 - LEVEL ROOF PLAN - dated 20.12.19

18120-MPI-ZZ-00-DR-A-20_100 - EAST BUILDING - LEVEL 00 - dated 20.12.19

18120-MPI-ZZ-01-DR-A-20_101 - EAST BUILDING - LEVEL 01 - dated 20.12.19

18120-MPI-ZZ-02-DR-A-20_102 - EAST BUILDING - LEVEL 02 - dated 20.12.19

18120-MPI-ZZ-03-DR-A-20_103 - EAST BUILDING - LEVEL 03 - dated 20.12.19

18120-MPI-ZZ-04-DR-A-20_104 - EAST BUILDING - LEVEL 04 - dated 20.12.19

18120-MPI-ZZ-05-DR-A-20_105 - EAST BUILDING - LEVEL 05-08 - dated 20.12.19

18120-MPI-ZZ-06-DR-A-20_106 - EAST BUILDING - LEVEL ROOF - dated 20.12.19

18120-MPI-ZZ-00-DR-A-20_107 - WEST BUILDING - LEVEL 00 - dated 20.12.19

18120-MPI-ZZ-01-DR-A-20_108 - WEST BUILDING - LEVEL 01 - dated 20.12.19

18120-MPI-ZZ-02-DR-A-20_109 - WEST BUILDING - LEVEL 02 - dated 20.12.19

18120-MPI-ZZ-03-DR-A-20_110 - WEST BUILDING - LEVEL 03 - dated 20.12.19

18120-MPI-ZZ-04-DR-A-20_111 - WEST BUILDING - LEVEL 04 - dated 20.12.19

18120-MPI-ZZ-05-DR-A-20_112 - WEST BUILDING - LEVEL 05-08 - DATED 20.12.19

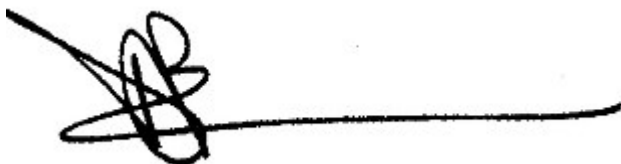
18120-MPI-ZZ-06-DR-A-20_113 - WEST BUILDING - LEVEL ROOF - dated 20.12.19

18120-MPI-XX-ZZ-DR-A-20_200 - SITE SECTIONS - dated 20.12.19

18120-MPI-XX-ZZ-DR-A-20_201 - BUILDING SECTION A-A' & B-B' - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_202 - BUILDING SECTION C-C' & D-D' - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_203 - BUILDING SECTION E-E' - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_300 - ELEVATION 1A-1A - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_301 - ELEVATION 1B-1B - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_302 - ELEVATION 2-2 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_303 - ELEVATION 3-3 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_304 - ELEVATION 4-4 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_305 - ELEVATION 5-5 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_306 - ELEVATION 6-6 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_307 - ELEVATION 7-7 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_308 - ELEVATION 8-8 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_309 - ELEVATION 9-9 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_310 - ELEVATION 10-10 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_311 - ELEVATION 11-11 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_312 - ELEVATION 12-12 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-20_313 - ELEVATION 13-13 - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-21_300 - TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-21_301 - TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL - dated 20.12.19
18120-MPI-XX-ZZ-DR-A-21_302 - TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL - dated 20.12.19
18120-MPI-XX-XX-DR-A-30_100 - TYPICAL UNIT LAYOUTS - 1 BED M4(2) & M4(3) - dated 20.12.19
18120-MPI-XX-XX-DR-A-30_101 - TYPICAL UNIT LAYOUTS - 2 BED M4(2) & M4(3) - dated 20.12.19
18120-MPI-XX-XX-DR-A-30_102 - TYPICAL UNIT LAYOUTS - 3 BED M4(2) & M4(3) - dated 20.12.19
18120-MPI-XX-XX-DR-A-30_103 - TYPICAL UNIT LAYOUTS AGED CARE SUITES - dated 20.12.19
EPS001-ASD-SZ-00-DR-L-000100-P10 - Masterplan Ground Floor - hard landscape - dated 06.08.20
EPS001-ASD-SZ-00-DR-L-000101_P01 - Masterplan Ground Floor - Detail Zoom in - dated 07.08.20
596_S_00_101_P01 - Landscape General Arrangement Section B-B & C-C - dated 16.12.19
596_S_00_100_P01 - Landscape General Arrangement Sections A-A - dated 16.12.19
596-P-02-100_P03 - Roof Garden Masterplan - dated 16.12.19
596_P_00_100_P03 - Ground Floor Masterplan - dated 16.12.19

Dated: 23 November 2020

Signed:

A handwritten signature in black ink, consisting of a stylized, cursive 'AB' followed by a long horizontal line extending to the right.

Head of Planning

Your attention is drawn to the following notes:

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 within the following timescales:

Householder applications

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Full applications

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Enforcement applications (land already the subject of an enforcement notice)

A planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Enforcement applications (land which has an enforcement notice served)

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice whichever period expires earlier.

Appeals must be made using a form which you can get from the Secretary of State online at <https://www.gov.uk/planning-inspectorate> or by writing to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0303 444 5000).

The Secretary of State can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of the Town and Country Planning Act 1990.

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

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|--|
| <p>The appeal will be against</p> <p><i>(insert Local Planning Authority name)</i></p> <p>for</p> <p><i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i></p> <p>Appellant(s) name:</p> <p>Site Address:</p> <p>Description of development:</p> <p>.....</p> <p>.....</p> <p>Planning application number:</p> <p>Likely submission date of appeal:</p> <p>Proposed duration of inquiry in days:</p> |
|--|

Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate
(inquiryappeals@planninginspectorate.gov.uk)
4. Submit your appeal via the [Appeals Casework Portal](#) not less than 10 working days after sending this notification.

